

109.A

0006

0157.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card /

Total Parcel

385,500 /

385,500

USE VALUE:

385,500 /

385,500

ASSESSED:

385,500 /

385,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
157		MADISON AVE, ARLINGTON

OWNERSHIP

Unit #: 157

Owner 1: KHATRI SONY

Owner 2:

Owner 3:

Street 1: 157 MADISON AVENUE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ:

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: DARGIE ALISON -

Owner 2: -

Street 1: 157 MADISON AVENUE

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ:

Postal: 02474 Type:

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1988, having primarily Vinyl Exterior and 1533 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7502																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	385,500			385,500		240687
Total Card	0.000	385,500			385,500	Entered Lot Size	GIS Ref
Total Parcel	0.000	385,500			385,500	Total Land:	GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	251.47	/Parcel: 251.4	Land Unit Type:	Insp Date
							08/17/18


Patriot Properties Inc.
 USER DEFINED
 Prior Id #1: 69829

PRINT	
Date	Time
12/11/20	04:32:20
LAST REV	
Date	Time
08/17/18	10:55:07
	danam
	14722
	ASR Map:
	Fact Dist:
	Reval Dist:
	Year:
	LandReason:
	BldReason:
	CivilDistrict:
	Ratio:

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DARGIE ALISON	53742-107		10/28/2009		300,000	No	No		
REARDON J MICHA	42121-90		2/27/2004		275,000	No	No		
REARDON J MICHA	37314-558		12/10/2002	Family		No	No	MASTER DEED	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
5/22/2008	502	Redo Bas	8,000			G10	GR FY10		8/17/2018	Measured	201	PATRIOT
									9/25/2003	Data Entry	BR	B Rossignol

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/

Total AC/Ha: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

2021

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

EXTERIOR INFORMATION	
Type:	99 - Condo Conv
Sty Ht:	2 - 2 Story
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	TAN
View / Desir:	

BATH FEATURES	
Full Bath:	1 Rating: Good
A Bath:	Rating:
3/4 Bath:	Rating:
A 3QBth:	Rating:
1/2 Bath:	1 Rating: Good
A HBth:	Rating:
OthrFix:	Rating:

COMMENTS	

SKETCH

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1988	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall:	1 - Drywall		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall	% Sprinkled:		

OTHER FEATURES	
Kits:	1 Rating: Good
A Kits:	Rating:
Fpl:	Rating:
WSFlue:	Rating:

RESIDENTIAL GRID		
1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 5 BRs: 2 Baths: 1 HB: 1	

CONDOS INFORMATION	
Location:	
Total Units:	
Floor:	
% Own:	50.000000000
Name:	

DEPRECIATION

Phys Cond:	AV - Average	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.9	%

REMODELING			
Exterior:			
Interior:			
Additions:			
Kitchen:			
Baths:			
Plumbing:			
Electric:			
Heating:			
General:			
RES BREAKDOWN			
No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

CALC SUMMARY

Basic \$ / SQ:	295.00
Size Adj.:	1.33493149
Const Adj.:	0.99989998
Adj \$ / SQ:	393.765
Other Features:	75500
Grade Factor:	1.00
NBHD Inf:	0.69999999
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	475400
Depreciation:	89851
Depreciated Total:	385549

COMPARABLE SALES			
Rate	Parcel ID	Typ	Date
Sale Price			
WtAv\$/SQ:	AvRate:	Ind.Val	
Juris. Factor:	1.00	Before Depr:	275.64
Special Features:	0	Val/Su Net:	251.47
Final Total:	385500	Val/Su SzAd:	251.47

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
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PARCEL ID 109.A-0006-0157.0

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
GLA	Gross Liv Ar	1,533	393.770	603,642						
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